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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A MEDICAL OFFICE BUILDING AT 26882 TOWNE CENTRE DRIVE

**SUBJECT:** NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A PROPOSED MEDICAL OFFICE BUILDING AT 26882 TOWNE CENTRE DRIVE

**LEAD AGENCY:** CITY OF LAKE FOREST

**CONTACT:** JENNIFER MANSUR, ASSOCIATE PLANNER  
CITY OF LAKE FOREST DEVELOPMENT SERVICES DEPARTMENT  
25550 COMMERCENTRE DRIVE, SUITE 100  
LAKE FOREST, CALIFORNIA 92630

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Lake Forest (City) is the Lead Agency for the proposed medical office project at 26882 Towne Centre Drive (proposed project). Based on the information contained in the Initial Study prepared for the proposed project, the City has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA and the CEQA Guidelines. The City is distributing this Notice of Intent (NOI) to agencies that have permit authority over the proposed project, the public within a 300-foot (ft) radius of the parcel, interested groups, and organizations in accordance with CEQA.

### PROJECT LOCATION:

The proposed project site is located at 26882 Towne Centre Drive in the Foothill Ranch area of the City of Lake Forest in Orange County, California. The 5.85-acre (ac) project site (Assessor's Parcel Number [APN] Nos. 612-162-03 and 612-162-04) is currently vacant. The project site is located just north of the northbound on-ramp to the Foothill Transportation Corridor (State Route 241 [SR-241]) from Lake Forest Drive. Towne Centre Drive forms the northern project boundary, with an automotive sales center located beyond. Lake Forest Drive is located to the east of the project site, and an existing medical office is located to the west. The project site is not listed as a hazardous waste site under Government Code Section 65962.5.

### PROJECT DESCRIPTION:

Kaiser Permanente, the project applicant, proposes to construct and operate a single-story, approximately 36,022-square-foot (sf) medical office building. The operations of the proposed medical office building would be consistent with other medical office buildings in Orange County. The medical facility will include 24 offices, an outpatient pharmacy, a laboratory, an imaging/radiology center, administrative offices, and storage.

The proposed project would be developed in two separate phases. The first phase would include development and operation of approximately 21,531 sf of medical office space. Phase 1 is expected to take 10 months to complete and is expected to be operational by



January 2013. The second phase would include development and operation of an additional 14,491 sf of medical office space. There would be a total of 241 parking spaces on site (144 for Phase 1 and 97 for Phase 2). The number of parking spaces provided would be consistent with the minimum requirements outlined in the City's Parking Ordinance.

Development of the proposed project would require the following approvals from the City: (1) Site Development Permit; (2) Planned Signed Program; and (3) Environmental Review. Ministerial permits/approvals (e.g., grading permits, encroachment permit, curb cut permit, building permit, lot line adjustment) would be issued by the City to allow site preparation, curb cuts, and connections to the utility infrastructure.

#### **AVAILABILITY OF ENVIRONMENTAL ANALYSIS:**

The City invites all interested parties to submit written comments on the Initial Study during the public review period. The public review period is 20 days. Therefore, due to time limits mandated by State law, comments on the Initial Study will be accepted from **October 10, 2011 to October 31, 2011 at 5:00 p.m.**

During the public review period, the Initial Study will be available for review at the following locations:

- City of Lake Forest City Hall, Development Services Planning Counter, located at 25550 Commercentre Drive, Lake Forest
- Foothill Ranch Library, located at 27002 Cabriole Way, Foothill Ranch
- El Toro Library, located at 24672 Raymond Way, Lake Forest
- Online at the City of Lake Forest website at: [www.lakeforestca.gov/kaisernoi](http://www.lakeforestca.gov/kaisernoi)

#### **METHODS OF DELIVERING COMMENTS:**

Your written comments need to be received by **October 31, 2011 at 5:00 p.m.**, the close of the public review period. Written comments can be mailed, faxed, or electronically submitted using the following contact information:

Jennifer Mansur, Associate Planner  
City of Lake Forest Development Services Department  
25550 Commercentre Drive, Suite 100  
Lake Forest, CA 92630  
FAX: (949) 461-3511  
Email: [jmansur@lakeforestca.gov](mailto:jmansur@lakeforestca.gov)

Comments received during the public review period and responses to the comments will be included in a final environmental document. If you have any questions regarding the proposed project, please contact Jennifer Mansur at (949) 461-3472 or at [jmansur@lakeforestca.gov](mailto:jmansur@lakeforestca.gov).